



£195,000

151 Wyberton Low Road, Boston, Lincolnshire PE21 7SX

SHARMAN BURGESS

**151 Wyberton Low Road, Boston,
Lincolnshire PE21 7SX
£195,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with leaded light and coloured glass detailing, radiator, coved cornice, ceiling light point, wall mounted electric fuse box.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit, tiled flooring, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to front aspect, heated towel rail.

An extremely well presented semi detached property situated in a popular residential location close to St Thomas' Primary School. Accommodation comprises an entrance hall, ground floor cloakroom, open plan lounge diner with brick and uPVC conservatory off and a refitted modern kitchen. To the first floor are three bedrooms and a family bathroom. Further benefits include a refitted gas central heating boiler, a good sized driveway providing off road parking, a south westerly facing rear garden and detached single garage.



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LOUNGE DINER

23' 6" (maximum) x 16' 3" (maximum including staircase) (7.16m x 4.95m)

Having staircase leading off, under stairs storage cupboard, window to front aspect, radiator, coved cornice, two ceiling light points, TV aerial point, wall mounted digital central heating timer, coal effect electric fireplace with fitted inset and hearth and display surround. Sliding patio door through to: -

CONSERVATORY

11' 7" x 7' 8" (3.53m x 2.34m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having ceiling mounted fan, wall mounted lighting, tiled flooring, double doors to rear garden, served by power.

KITCHEN

9' 4" (maximum) x 8' 0" (maximum) (2.84m x 2.44m)

Being fitted with a modern well appointed kitchen comprising counter tops with inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, integrated electric oven and grill, four ring gas hob with glass splashback and illuminated fume extractor above, integrated dishwasher, integrated fridge freezer, concealed wall mounted Worcester gas combination central heating boiler, radiator, ceiling light point, obscure glazed door to exterior, window to rear aspect.

FIRST FLOOR LANDING

Having window to side aspect, coved cornice, ceiling light point, access to roof space, former airing cupboard providing storage with slatted linen shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 4" (maximum) x 10' 2" (maximum) (3.45m x 3.10m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

11' 10" (maximum) x 10' 2" (maximum) (3.61m x 3.10m)

Having window to front aspect, radiator, ceiling light point.

BEDROOM THREE

8' 3" (maximum) x 7' 3" (maximum) (2.51m x 2.21m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in over stair bulkhead wardrobe with hanging rails and drawers within.

BATHROOM

Being fitted with a three piece suite comprising push button WC, wall mounted wash hand basin with mixer tap, panelled bath with tap and hand held shower attachment and wall mounted Triton electric shower above. Heated towel rail, tiled flooring, fully tiled walls, coved cornice, ceiling recessed lighting, obscure glazed window to rear aspect.

EXTERIOR

To the front, the property is approached over a large tarmac driveway which provides ample off road parking and turning space and extends to the left hand side of the property providing vehicular access to the garage. There are lawned front gardens with gravelled border containing a mixture of shrubs.

DETACHED GARAGE

16' 6" (maximum) x 9' 8" (5.03m x 2.95m)

Of brick and tile construction. Having up and over door, served by power and lighting.

The rear garden has been designed predominantly with low maintenance in mind and enjoys an approximate south westerly facing aspect, with paved sections providing seating space, gravelled borders and a water feature to the rear right hand corner. The garden is served by outside lighting.

SERVICE

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

06032024/27352100/COD



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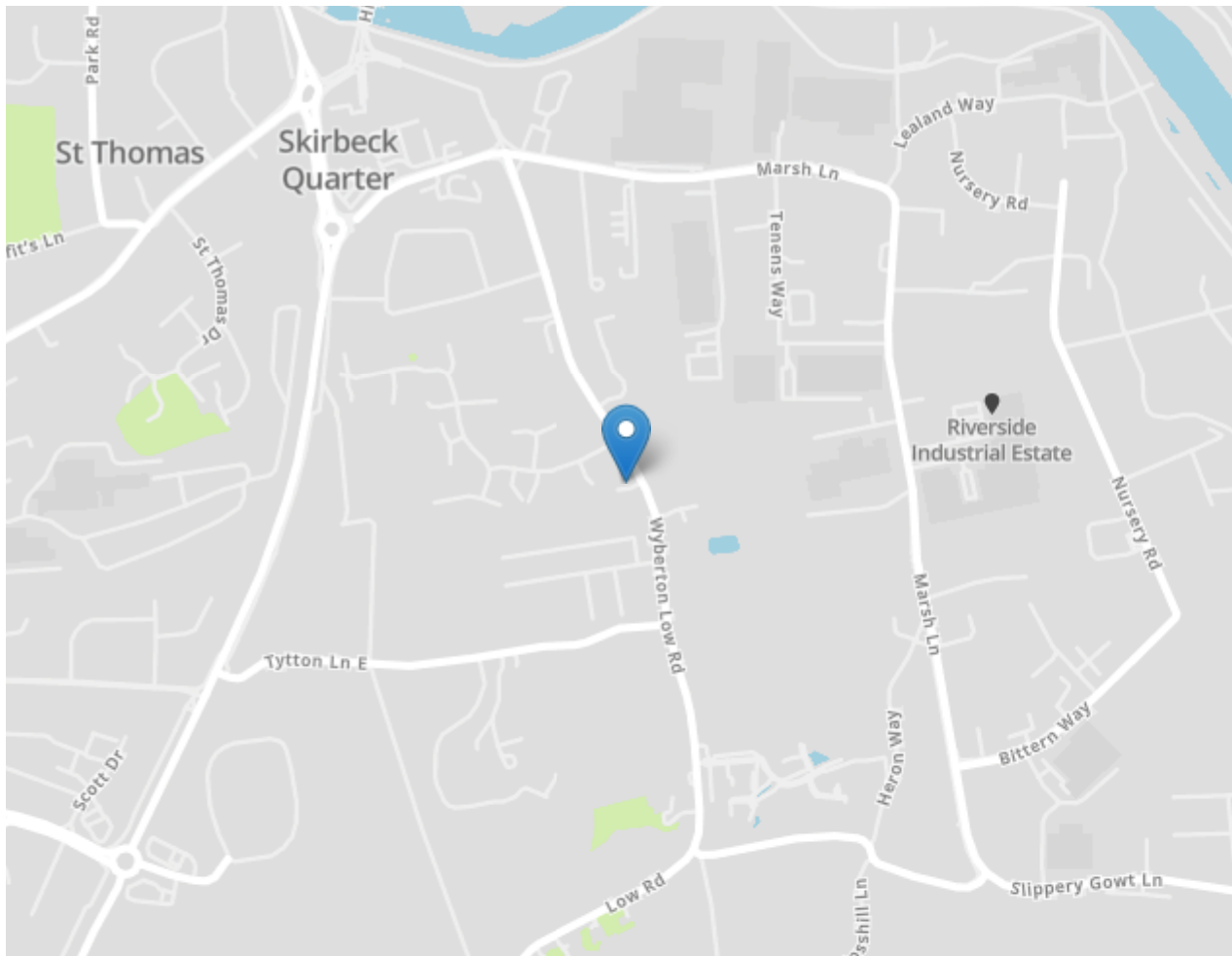
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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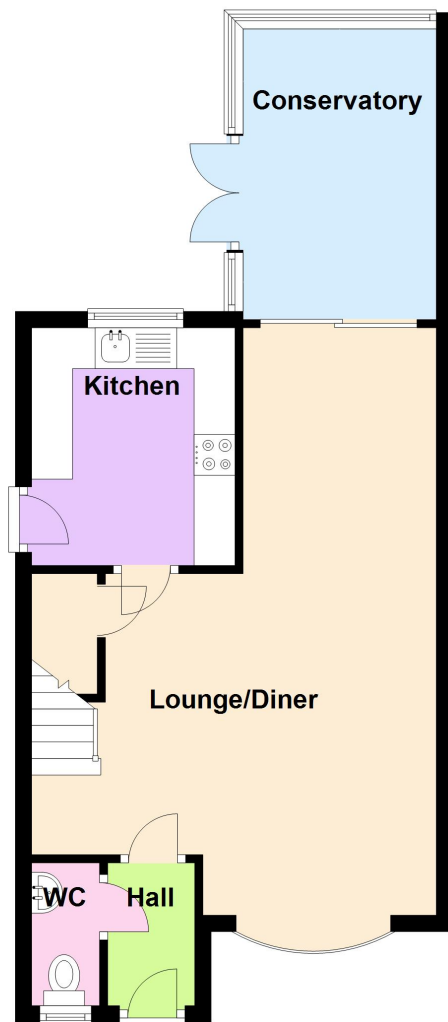
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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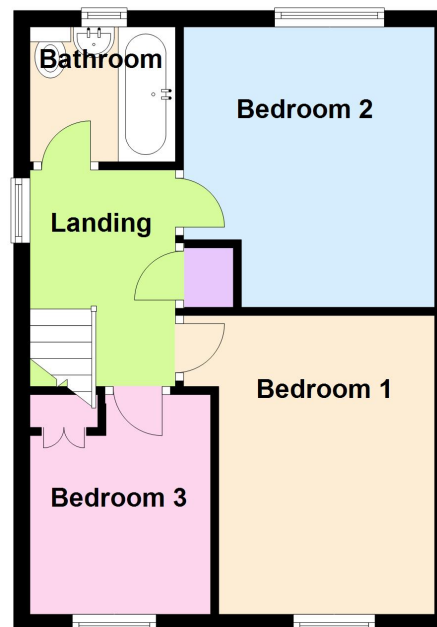
Ground Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 82.3 sq. metres (885.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC